

File No.: Z-9191

Owner/Applicant: Kevin W. Hunt

Address: 6 Valley Forge Drive

Description: Lot 134, Pebble Beach Park Addition

Zoned: R-2

Variance Requested: Variances are requested from the area provisions of Section 36-254 and the building line provisions of Section 31-12 to allow an unenclosed porch addition with a reduced front setback and which crosses a front platted building line.

Justification: The applicant's justification is presented in an attached letter.

Present Use of Property: Single Family Residential

Proposed Use of Property: single Family Residential

STAFF REPORT

A. Public Works Issues:

No Comments.

B. Staff Analysis:

The R-2 zoned property at 6 Valley Forge Drive is occupied by a two-story brick and frame single family residence. The property is located on the north side of Valley Forge Drive, east of Valley Park Drive. A two-car wide driveway from Valley Forge Drive is located at the southeast corner of the lot. The driveway serves a two-car garage at the east end of the residence. The lot contains a 25 foot platted front building line.

The applicant proposes to construct a 10 foot by 38 foot porch on the front of the residence, as noted on the attached site plan. The proposed porch addition will be unenclosed on its east, west and south sides. The proposed porch will be located 15.6 feet back from the front (south) property line, and maintain the same 9.6 foot side (west) setback as the existing house. The proposed porch will cross the 25 foot front platted building line by 9.4 feet. The existing house currently has no front porch, only a small uncovered concrete stoop. The applicant notes that the new front porch is needed to provide easier access to the residence based on medical issues.

Section 36-254(d)(1) of the City's Zoning Ordinance requires a minimum front setback of 25 feet. Section 31-12(c) of the Subdivision Ordinance requires that building line encroachments be reviewed and approved by the Board of Adjustment. Therefore, the applicant is requesting variances from these ordinance standards to allow the porch addition with reduced front setback and which crosses a front platted building line.

Staff is not supportive of the requested front setback and building line variances. Staff feels that support cannot be given based on the existing front setbacks for the other residences to the east and west, along this side of Valley Forge Drive. Staff believes that the proposed encroachment for the new porch will be too much out of character with this immediate area, and could provide an adverse visual impact on the adjacent properties.

If the Board approves the building line variance, the applicant will have to complete a one-lot replat reflecting the change in the platted front building line for the addition. The applicant should review the filing procedure with the Circuit Clerk's office to determine if the replat requires a revised Bill of Assurance.

C. Staff Recommendation:

Staff recommends denial of the requested front setback and building line variances.